027.0	0004	0001.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	3,141,800	/	3,141,800
USE VALUE:	3,141,800	/	3,141,800
ASSESSED:	3,141,800	/	3,141,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-78	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOULOPOULOS JOHN W/TRS -ETAL
Owner 2:	TOULOPOULOS PAMELA J
Owner 3:	
Street 1:	931 MASS AVENUE
Street 2:	JVT REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS JOHN V--ETAL -
Owner 2:	TOULOPOULOS PAULINE TRS -
Street 1:	931 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 26,820 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1947, having primarily Brick Veneer Exterior and 16964 Square Feet, with 20 Units, 20 Baths, 0 3/4 Bath, 0 HalfBath, 60 Rooms, and 20 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	26820.000	1,917,200	14,600	1,210,000	3,141,800
Total Card	0.616	1,917,200	14,600	1,210,000	3,141,800
Total Parcel	0.616	1,917,200	14,600	1,210,000	3,141,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.20 | /Parcel: 185.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18769
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!2278!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,834,200	14600	26,820.	1,100,000	2,948,800	2,948,800	Year End Roll	12/18/2019
2019	112	FV	1,520,400	15200	26,820.	1,100,000	2,635,600	2,635,600	Year End Roll	1/3/2019
2018	112	FV	1,520,400	15200	26,820.	1,100,000	2,635,600	2,635,600	Year End Roll	12/20/2017
2017	112	FV	1,311,200	15200	26,820.	900,000	2,226,400	2,226,400	Year End Roll	1/3/2017
2016	112	FV	1,311,200	15200	26,820.	900,000	2,226,400	2,226,400	Year End	1/4/2016
2015	112	FV	1,154,300	15700	26,820.	760,000	1,930,000	1,930,000	Year End Roll	12/11/2014
2014	112	FV	1,154,300	15700	26,820.	760,000	1,930,000	1,930,000	Year End Roll	12/16/2013
2013	112	FV	1,154,300	15700	26,820.	760,000	1,930,000	1,930,000		12/13/2012

PRINT

Date	Time
12/10/20	17:43:49

LAST REV

Date	Time
04/02/19	14:15:41
apro	
2278	

USER DEFINED

Prior Id # 1:	18769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
A	32550-343		3/26/2001			No	No		
	13118-606		12/30/1976			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2006	276	Re-Roof	15,000			G7	GR FY07	
4/28/1994	150	Manual	2,000					OUTSIDE REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
1/24/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		26820		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		20		No. of Un	Site		0	60,500.	1.00	AA									1,210,000						1,210,000	

Total AC/HA: 0.61570 | Total SF/SM: 26820 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 1,210,000 | Spl Credit | Total: 1,210,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	20	Total:	20
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	20	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.96819997
Adj $ / SQ:	130.126
Other Features:	200000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2738927
Depreciation:	821678
Depreciated Total:	1917249

COMMENTS

643-0166 WINTER GARDEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	60	BRs:	20	Baths:	20	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
20	3	1	M
Totals			
20	60	20	

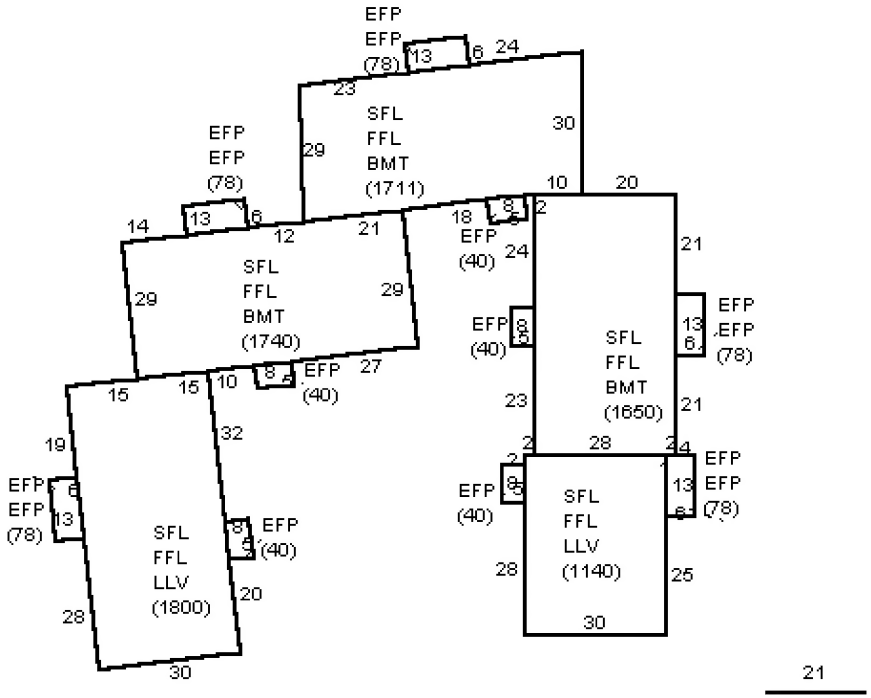
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.13
Special Features:	0	Val/Su Net:	76.37
Final Total:	1917200	Val/Su SzAd	119.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	8,041	130.130	1,046,344
SFL	Second Floor	8,041	130.130	1,046,344
BMT	Basement	5,101	39.040	199,132
LLV	Lower Level	2,940	74.370	218,639
EFP	Enclos Porch	980	29.050	28,468

Net Sketched Area:	25,103		Total:	2,538,927	
Size Ad	16082	Gross Are	25103	FinArea	16964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1985	2.00	T	27.2	112			14,600			14,600

More:	N	Total Yard Items:	14,600	Total Special Featues:		Total:	14,600